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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P39621

Applicant:



**NAME OF PLACE/OBJECT:** PETERSVILLE FACTORY ADMINISTRATION BUILDING

**HERITAGE REGISTER NUMBER:** H2394

**LOCATION OF PLACE/OBJECT:** 254-294 WELLINGTON ROAD MULGRAVE, MONASH CITY

**THE PERMIT ALLOWS:** The installation of temporary security fencing, security lighting and cameras for a period of three (3) years and the demolition of an existing advertising sign along Wellington Road, in accordance with the following documents, as endorsed by the Executive Director and forming part of this permit:

- Site Plan Rev B, provided by Frasers Property Australia, dated 6 March 2024
- Ground Penetrating Fencing Section & Elevation R1, prepared by SiteMax
- Revised Elevation prepared by Frasers Property Australia

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

## GENERAL CONDITIONS

1. The permission granted for this permit will expire if one of the following circumstances applies: the permitted works have not commenced within **three (3) months** of the original date of issue of this permit, or are not completed within **four (4) years** of the original date of issue of this permit unless otherwise agreed in writing by the Executive Director Heritage Victoria.
2. The Executive Director Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
3. Should further **minor changes** in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged in accordance with the permit condition for endorsement by the Executive Director Heritage Victoria. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
4. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items must immediately cease. The Executive Director, Heritage Victoria must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.
5. The Executive Director must be informed when the approved works have been completed.

6. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

#### **TEMPORARY SECURITY FENCING WORKS**

7. **The installation of the temporary security fencing works approved in this permit must be completed within 3 months of commencement of works** (as notified under condition 2). On completion, the Executive Director Heritage Victoria must be notified in writing. The 3 year temporary timeframe for the security fencing will start from the date of that notification.
8. **A drawing set for disassembling the temporary security fencing works approved in this permit and reinstating the site back to its current form** at the end of the 3 year period must be submitted to the Executive Director Heritage Victoria for approval at least 6 months prior to the expiry of the permit. Once approved, the drawing set will be endorsed and will then form part of the permit.
9. Following disassembly and reinstatement works approved at condition 8 (at the end of the 3 year period), a **brief written report** must be submitted to the Executive Director Heritage Victoria, for approval, confirming that the works have been completed in accordance with condition 8.

#### **BANK GUARANTEE**

10. Within 1 month of commencement of works (notified under condition 2) a suitably experienced **heritage conservation consultant**, approved in writing by the Executive Director Heritage Victoria, must be engaged to advise and assist as necessary with the preparation of documentation where any intervention to built fabric of heritage significance is involved and to provide relevant conservation advice to the permit holder during the carrying out of those works. In particular the heritage conservation consultant must help fulfil conditions 14, 15 and 16 of this permit.
11. Within 3 months of satisfaction of condition 7 a Quantity Surveyor must prepare a **costed estimate for the disassembling of all approved fencing and reinstatement works**. This costed estimate must be submitted to the Executive Director Heritage Victoria for approval.
12. Within 3 months of satisfaction of condition 11 and as provided for under s.101A of the *Heritage Act 2017*, a financial security in the form of an unconditional **Bank Guarantee** in favour of the Heritage Council of Victoria (ABN 87 967 501 331), is to be lodged with the Executive Director Heritage Victoria. The period of validity of the Bank Guarantee is to be unspecified. The Bank Guarantee is to ensure the satisfactory disassembly of the temporary security fencing works approved under this permit. The amount guaranteed must be equivalent to the cost shown in the approved costed estimate under condition 11 plus a 20% contingency sum (inclusive of GST). The bank guarantee must set out under the "contract/agreement" that the bank "asks the Principal to accept this bank guarantee ("undertaking") in connection with permit P39621.
13. The Bank Guarantee referred to in condition 12 will be released to its provider following receipt by the Executive Director Heritage Victoria of a written request by the permit holder subject to the completion of all of the works referred under Condition 8 and the satisfaction of condition 9. The Bank Guarantee will be forfeited to the Heritage Council of Victoria in the event that all of these works are not completed to a satisfactory standard prior to the expiry date of this permit.

## **URGENT REPAIR WORKS**

14. Within 3 months of commencement of works (as notified under condition 2), the approved heritage conservation consultant must prepare a detailed report regarding the condition of the registered place and prepare a **full scope of urgent repair works** for the place to be submitted to the Executive Director Heritage Victoria for approval. Once endorsed the urgent repair works scope will be endorsed and will then form part of the permit. The works must include but not be limited to works necessary to comply with Heritage Victoria's 'Minimum standards for maintenance and report of heritage places' (January 2023) and arrest further deterioration of heritage fabric until conservation works required in permit P33586 are undertaken.
15. The urgent repair works endorsed in condition 14 must be completed within 6 months of endorsement of condition 14.
16. Following completion of the urgent repair works required under Condition 14, the approved heritage conservation consultant must submit to the Executive Director Heritage Victoria, for their approval, a **brief written report** confirming that the repair works have been completed in accordance with the endorsed documentation at condition 14.
17. At 1 year and 2 years following the completion of works as notified at condition 7, **separate reports on the steps being undertaken to find an appropriate adaptive reuse of the heritage place** and an **estimated timeframe for commencement of works approved in permit P33586** must be submitted to the Executive Director, Heritage Victoria for review.

**NOTE THAT PERMISSION HAS BEEN GIVEN FOR INSPECTIONS OF THE PLACE OR OBJECT TO BE UNDERTAKEN DURING THE CARRYING OUT OF WORKS, AND WITHIN SIX (6) MONTHS OF NOTIFICATION OF THEIR COMPLETION.**

**TAKE NOTICE THAT ANY NATURAL PERSON WHO CARRIES OUT WORKS OR ACTIVITIES NOT IN ACCORDANCE WITH THE PERMIT OR CONDITIONS IS GUILTY OF AN OFFENCE AND LIABLE TO A PENALTY OF 120 PENALTY UNITS (\$22,190.40 FROM 1 JULY 2022) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$110,952 FROM 1 JULY 2022) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$887,616 FROM 1 JULY 2022) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,775,232 FROM 1 JULY 2022) IN THE CASE OF A BODY CORPORATE UNDER SECTION 87 OF THE HERITAGE ACT 2017.**

**THE ATTENTION OF THE OWNER AND/OR APPLICANT IS DRAWN TO THE NEED TO OBTAIN ALL OTHER RELEVANT PERMITS PRIOR TO THE COMMENCEMENT OF WORKS.**

**Date Issued:**

03 July 2024

**Signed as delegate for the Executive Director,  
Heritage Victoria pursuant to the Instrument of  
Delegation**



A handwritten signature in black ink, which reads "Nicola Stairmand". The signature is written in a cursive style with a long, sweeping tail on the final letter.

**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria